

SPECIAL WARRANTY DEED

Excise Tax: _____
Tax Parcel ID No. _____ Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: _____
This instrument was prepared by: _____
Brief description for the Index: _____

THIS DEED, made this the ____ day of _____, 20____, by and between

GRANTOR: _____
whose mailing address is _____ and
_____ whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: _____
whose mailing address is _____ and
_____ whose mailing address is _____
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

W I T N E S S E T H:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of _____, County of _____, State of North Carolina, more particularly described as follows:

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book _____, Page _____, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

<p>State of _____ County of _____</p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:</p> <p>_____ [insert name(s) of principal(s)].</p> <p>Date: _____</p> <p>_____ Notary Public Notary's Printed or Typed Name</p> <p>My Commission Expires: _____</p>	<p>(Official/Notarial Seal)</p>
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<p>State of _____ County of _____</p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:</p> <p>_____ [insert name(s) of principal(s)].</p> <p>Date: _____</p> <p>_____ Notary Public Notary's Printed or Typed Name</p> <p>My Commission Expires: _____</p>	<p>(Official/Notarial Seal)</p>
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